

19 Muzzle Patch, Tibberton GL2 8EE

£279,950

naylor powell



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• Semi-detached bungalow within development • Two bedrooms and verstaile living space • Residents access to communal field and green space • Rural village location • Parking and a single garage • No onward chain • EPC D57 • Forest of Dean District Council tax band C

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Porch
Practical entrance porch with windows to front and side plus door into hall.

Hall
Access into the living accommodation.

Open Plan Living/Dining/Study Space
A well-presented and versatile open-plan space, currently arranged to provide a dining area and study, flowing through to the living room. The living room features an attractive fireplace with inset wood-burning stove, creating a lovely focal point. An abundance of natural light floods the space through a variety of windows, while a door from the living room provides direct access to the rear garden.

Kitchen
Open archway from dining area leads into a well appointed kitchen with a range of base and wall mounted units with work surfaces, stainless steel sink unit, built in oven and space for dishwasher. There is a window to the rear overlooking the garden and door giving access out.

Bedroom One
Generous double with built in storage cupboards and windows to the front aspect.

Bedroom Two
Good double with built in storage and window to the rear overlooking the garden.

Shower Room
Walk in double shower enclosure with electric shower and fully tiled surround. WC, wash basin, tiled flooring and frosted window to rear aspect plus airing cupboard.

Outside
To the front of the property is a small patio





area, together with a useful wood store and pathway leading to the front entrance. To the rear are the parking spaces and a single garage. Gated access opens into the rear garden, which is predominantly laid to lawn and complemented by mature beds and established planting. Steps lead down to a further patio area, which benefits from a partially covered section, providing an ideal space for outdoor seating and entertaining throughout the year.

A particularly appealing additional benefit for residents of Muzzle Patch is the shared use and access to a nearby two-acre field and green space, just a short walk from the property.

Location

Tibberton is located 5 miles from Gloucester and 5 miles from Newent and is surrounded with beautiful countryside. This strong community benefits from it own village hall and grounds that continually host an array of activities and events, including sports activities to barn dances and the yearly Tibberton Show. The village also has its own chapel and primary school knitted into the community. There are beautiful countryside walks around the village leading to the surrounding villages and beyond.

Material Information

Tenure: Freehold
Council tax band: C
Local authority and rates: Forest of Dean District Council, £1,908.45 24/25
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Warm roof fitted in 2021 with 20 year guarantee
Broadband speed: Standard 19 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE(Limited), Three(Limited)
Every property at Muzzle Patch pay a sum of approx. £220 per annum to cover general maintenance costs for the up keep of the area and use of the large communal green for recreational use.
Agents note: Photos used are historic





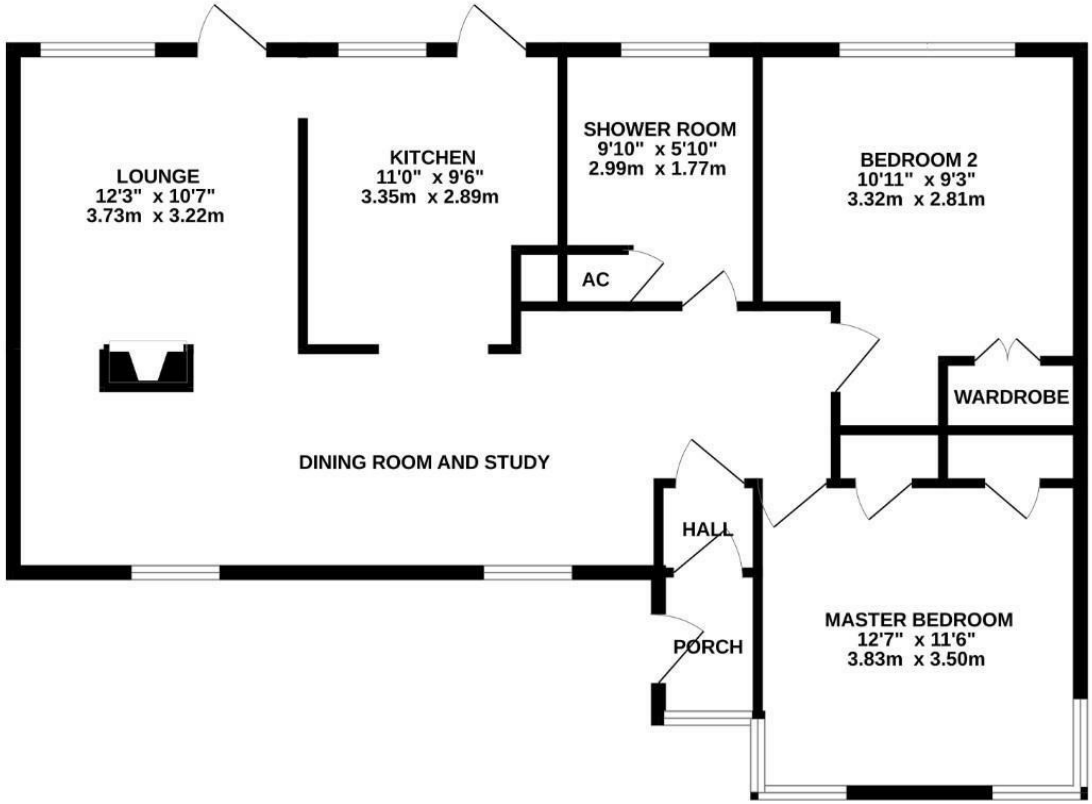








GROUND FLOOR



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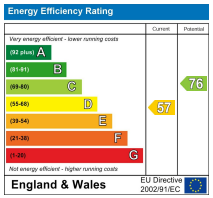
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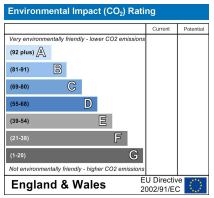
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